App. F IX-4.

1926.

Previous references (mc) File No. 18-26

Serial Nos. 1-3

Later references.
mc 18 26 85 425
GF 1 26 70, 71
mc 18-26 856 27
" 293-27 851 6-28
" 11-28 26 32443
2nd 55-33-(6-7)
" " 14 425
mc 157-34 (1-2)
mw 128-37-851, 2, 3, 4
" 121-38 1-2.

Serial Nos

GENERAL AND REVENUE SECRETARIAT.

Part B for mc 26

SUBJECT

Constitution of two building Funds for the Construction of poor houses in Mysore City Municipality out of the donations graciously offered by H H the Maharaja & H.H. the Yuvaraja

~~Remarks Notes and Orders~~

Sa. Go no L 389-91/ dt 15 7 26

20. The Hujur Secretary to H H. the Chairman, Relief Improvement Trust Bd Mysore & the Comptroller

Issues instructions in the matter relating the donations referred to above

JA 27/7/26

Serial No

D 6243

No 1365 B 10 5 26 from the Chairman Trust Board Cochin Improvement Board forwarding proposals for the management of the Board's lands vested in the Board by the Maharaja of Cochin

Scheme for leasing the Foreshore between Willingdon Island & Mattancherry

1) The powers for orders are contained in para 2 of the Board's proposals for the management & the manner of publication of the lands are enclosed in the Board Chairman's letter. Appended hereto is perhaps desirable to consult the Harbour Engineer on the proposals re management of the lands before final orders are passed may be be consulted now or in first instance?

Submitted for orders

2) Consult Harbour Engineer

3) Returned with compliments The proposals of the Chairman of the Trust Board may be approved

Ernakulam 31 5 26

Approved

Footer: Note—Contn. Sheet

General and Revenue Secretariat | File No 45-25 of 192

Serial No

6 In connection with the scheme for housing the poor in the Myson City, Sanction is asked for :-

1) Constitution of 2 trustees and the sum of Rs 10000 each transferred by His Highness the Maharaja of Gyanganja.

2) Creating the Fund. This involves receipt of the T.P. under Model Rules. 1 2

3) Placing the amount received on account of the Fund in the Myson Bank.

7 The nature of the scheme is explained in Memos I & II.

8 The Finance Secretary has no objection to the proposals of the P.W. The sanction of the Council is for orders.

L.H.Rees

9/6.

9 It may perhaps be desirable to suggest to the President to formulate a scheme by which the trust funds shall be administered by the President-for-the-time being as chairman of the trust with two or more trustees to be appointed by Their Highnesses from time to time or by Govt of to define specifically the objects of the trust As it is, it is not clear who are the trustees of the fund & what their duties are It is better to formulate a concise

Note—Contn. Sheet

Serial No

DEWAN'S OFFICE.
Received on
21 JUN 1926
Reg. No. G 2414

Scheme with original objections under what provision of law such objection can be raised & whether Government can make a grant when Trust have Dewan not created trust in law officials hands of

1st I made it clear to the Rajas and Rs 5 lacs to make personal and the Chairman & Co Ltd to formulate proposals a scheme for the management of the trust (I do not know the Chairman & the Y B Raja to the Trustees and include the proposals of Chairman may be sanctioned)

Dm 26/6

Dr 27.6

Please submit to the Chairman Dr 27.6

2nd) Draft RO, submitted for approval

Dr 2-7-26. Note and bb 5.7.26

3rd) After discussion with Dr & Secy I have examined the scheme again with reference to the suggestions made in this file. The formalities of the Trust do not seem to be necessary in this case — nor can they covered by the terms. The proposals made by the Board may, I think, be accepted in the form detailed in the accompanying Draft G.O. which may be put up for sanction of Government

Dm 5/7/26

Returned with compliments to Secy & Govt L & L Dept

Note—Contn. Sheet

Serial No

(4) The Board is the creature of Statute & charged with execution of duties imposed on it by the "City of Lyons Improvement Regulation, 1908"

(5) Its powers of holding property are defined in Chapter IV of the Regulation

(6) Recovery of sums due to the Improvement Fund may be made in any one of the methods enumerated in Section 45 viz, as an arrear of land revenue, or by distraint & sale, or (3) by institution of Suit

"Those remedies are open to the Board only of all sums due by any person to the 'City of Lyons Improvement Fund'

(7) The Improvement Fund shall only consist of (1) Land vested in the Board by Govt, (2) rents & profits & sale proceeds thereof by Govt, (3) such sums as may be placed by Govt at the disposal of the Board, (4) Contributions from the Rural Fund (vide Sec 26)

(8) Hence no power is vested in the Board to receive any donation from private parties Nor can the Board act as a private trustee in respect of private property given on trust

(9) The first notice to Govt or the Board of its proposal to exercise any function under the Regulation in respect of private property dedicated to charitable purposes

Note—Contn. Sheet

Serial No

DEWAN'S OFFICE
Received on
13 JUL 1926
No

2) It is therefore submitted that the draft order proposed by the chairman may be legally passed, & that the purchasers of the houses may take legal objection for removal of the purchase money under section 45 of the Regulation.

3) The best course seems to be to credit the amounts donated by His Highness to Mahanagar & by the Yuvaraja to the account of Govt. & the Govt to place such amounts at the credit of the Board & pass directions as contained in the draft order put up

4) It will be observed that the proposed G.O. contains all the rules framed by the chairman & they will meet the requirements of the case & not open to any legal objection

5) Draft G.O. may kindly be approved

Dewan

13/7/26

13/7/26

14/7

Legislative Department

Note—Contn. Sheet

WD 1,284—GPB—40 000—17 12 2

General and Revenue Secretariat

Nil File No 18 of 1926

Serial No	
	L 359-91 dated 15 7 26
2	The Hussyn secy to H H chairman Trust Board Comptroller.
	Issues instructions in the matter of utilising the donations referred to in F, for the construction of dwelling houses suitable for the poorer class
3	From
	The Chairman Trust Board
	Nil 8 & 2 7 1926
	Requests orders on the point raised by the Comptroller, whether any interest should be allowed on the balance of the Funds (referred to in the Govt order dated 15 7 26) and if so from what source and at what rate.
	2. Latter portion of para 1 of the Govt order dated 15 7 26 states that the balance at the credit of each Fund may be invested in Govt Savings Bank and the interest realised will also be credited to the Fund
Flag E	2/ As the proposal to invest the balance amount in the Bank is also sanctioned the question of "interest" will not arise but accounts will have to be maintained accurately, as stated by the Comptroller in his letter dated 26.6.26
Flag F	

NOTE—Contn Sheet

WD 21264—GPB—48,000—7 12-26
App. F III—2]

General and Revenue Secretariat

File No 18 of 1926

Serial No.

If approved, the Finance will be informed accordingly

Sd/- 14/7/1926

DEWAN'S OFFICE
Received on
20. JUL. 1926
Reg. No 1443

The points raised by the Chairman seem to have been settled in the order of the 5th July where it is stated that the expenditure of the Palace will be debited to profits and not to the Income of equal amount will be credited in the accounts of the Trust for under 2 separate headings (Head I) and the balance at the credit of each fund will be invested in the Government Bonds and the interest realised on such investment will also be credited to the Trust

The Chairman's present reference seems to have been contemplated prior to before he sent up a Despatch for consideration. He may perhaps be enquired whether in view of the orders already passed any further orders are called for.

Sd/- 15/7/26

The points raised by the Chairman after consulting Asst Comptroller were fully replied by post when passing orders on the donations made by the Palace The G O of 5th July covers all the points. Hence no action is necessary

Sd/- 20/7/26

Dewan

21 JUL 1926
Note Cover Sheet

47 8

No 1365

OFFICE OF THE CHAIRMAN,
CITY IMPROVEMENT TRUST BOARD MYSORE

Dated 10th May 1926

6243

FROM

N MADHAVA RAO ESQUIRE B A B L
Chairman, City Improvement Trust Board
Mysore

13 MAY 1926

The Secretary,
to the Government of His Highness the Maharaja of Mysore
Local & Legislative Departments

Houses for the poor

In continuation of this office No 1271 dated 23rd April 1926, I have the honour to state that His Highness the Yuvaraja has been graciously pleased to offer a sum of R 10 000 to the Trust Board for the purpose of constructing houses for the poorer classes of the City In gratefully accepting this munificent offer the Trustees have resolved to establish a Building Fund known as the " Narasimharaja Building Fund" to which future receipts of the Trust Board under the head " Model Houses" and "experimental Houses" are to be credited and which will be administered generally on the lines explained in the accompanying Note I dated 5th April 1926

2 Further His Highness the Maharaja having graciously directed that Rs 10 000 out of the sale proceeds of "Shah - Pasand Tongas delivered from the Palace Stables be utilised for the construction of houses for the poor similar proposals in respect of this amount which will be called "The Palace Building Fund" have been submitted (as per Note II dated 6th May 1926) and have received general approval

3 The amounts constituting these two special Funds are proposed to be lodged in the Mysore Bank and the interest that the amounts may yield will be credited to the Fund A separate cash book will be maintained for the purpose and accounts of the Fund will be furnished to the Comptroller every month along with accounts

4 I request that you may be so good as to place the matter before Government, and obtain their sanction to the

1) Constitution of the two Building Funds referred to above

2) crediting to the fund the future receipts of the Trust Board under Model Houses etc , &

3) placing of the amount received on account of the Fund in the Mysore Bank

I have the honour to be
Sir
Your most obedient servant

Mirza Ali Khan

Chairman

II

Mysore City Improvement Trust Board

Construction of houses for the poor

II

CITY IMPROVEMENT TRUST BOARD MYSORE

II

Reference

Subject **Construction of houses for the poor**

His Highness the Maharaja having graciously directed that the proceeds of the sale of Shah Pasand Tongas supplied by the Palace Stables Department be utilised for the construction of houses suitable for the poorer classes the following proposals are submitted in order to carry out this benevolent object

Sale of Shah-Pasand Tongas - Up to end of April last ol Tongas have been delivered from the Palace Stables and s/old for Rs 12 990 of which a sum of Rs 2 985 has been collected and remitted to the Palace Treasury The balance outstanding amounts to Rs 10 005 which is to be recovered in instalments of approximately Rs oCC per month

It is suggested that 9 more Tongas be supplied under the old arrangement bringing the total number to 70 and the outlay on this scheme to Rs 15 000 Of this amount a sum of Rs 10 000 (including the amount already recovered) may be utilised by the Trust Board as an addition to the Building Fund which has just been resuscitated with the generous help of His Highness the Yuvaraja The balance of Rs 5 000 may be retained either by the Stables Department or the Municipality as a Tonga Fund for the construction of new Tongas

Administration of the Building Fund - This fund which may be called the Palace Building Fund will be ~~utilised for the construction of houses to be sold to poor people at cost price the bulk of which if not the whole~~

be utilised for the construction of houses to be sold to poor people at cost price the bulk of which if not the whole amount will be recovered at the time of sale Payment by instalments will be permitted only to a limited extent and in exceptional cases No charge will be made for the site which is to be given free by the Trust Board

Type of houses - Three alternative designs have been submitted of which Type No 1 seems the most suitable It provides the following accommodation-

1 Kitchen
1 Dining room
2 Living rooms
1 Verandah
Compound about 60'X 45'

Materials used will be-

Walls	Mud
Roof	(Country tiles on arecanut rafters)
Windows and doors	Jungle wood
Compound	Bamboos

Location - The site of Seeneerkatte and the large open space to the west of Devaraja Road in the Chamundi Extension are proposed for the construction of houses Twenty sites of the requisite size will be formed in this area

Proposal for a beginning - In order to make a beginning it is requested that the sum of Rs 2 985 remitted to the Palace on account of the sale of Bongas be handed to the Trust Board and seven houses constructed during the current calendar year on the Seeneerkatte site

Sd N Madhava Rao
Chairman

Mysore
6th May 1926 "Copy"

M Ramaswamy
for Chairman 12/5/26

I

Construction of Dwellings for the poor in Mysore City

The Narasimharaja Building Fund

I 14

Construction of Dwellings for the poor in Mysore City

The Narasimharaja Building Fund

Preliminary

By the grant of house sites materials for building and at one time even loans of money at concession and of the nominal rates the City Improvement Trust Board has to no small extent subsidised private effort for the construction of houses in the City In addition, the Board has itself built at different times houses for the poor and sold them at cost price But, building work by the Board's agency has not been regularly pursued and of late years has been suspended altogether owing to inadequacy of funds

Constitution of a Fund and mode of administering it

It is now proposed to resume this work and so organise it that it may not suffer interruption owing to fluctuating financial conditions This decision is rendered possible by reason of the munificence of His Highness the Yuvaraja who has graciously promised a donation of Rs 10 000 for the purpose With this sum as its nucleus a fund known as 'The Narasimharaja Building Fund" will be constituted and administered by the Trust Board Nine Model Houses in Narasimhara a Mohalla and 2 blocks of cooly lines in Chamundi Extension belonging to the Trust Board are now available for disposal The sale proceeds of these properties (which cost the Trust Board about Rs 17 000) and the balance of value (about Rs 11 000) recoverable from purchasers of model houses who are paying on the instalments system will be credited to the Fund

Although the assets just referred to may not be realisable immediately or to the full extent of their booked value they will undoubtedly yield about Rs 15,000 in the course of the next 3 or 4 years So that, eventually the fund will amount to Rs 25,000

The amount available every year will be used for the construction of houses to be sold to poor people as near cost price as possible the sites being furnished free of charge Payment by instalments should be avoided as experience has shown that this apparent initial facility becomes in the long run a source of embarrassment to the purchaser no less than to the Trustees In special cases where a reduced price is charged -- the difference should be borne by the Trust Board from its general receipts without diminishing the building fund

Under this scheme it will be possible to build about 12 to 15 houses during the first year and double this number annually later on

The accompanying plans of plans show two types of houses either of which might be selected by intending purchasers according to their means and requirements The estimated cost is Rs 935 and 760 respectively plus Rs 50 for latrine, drainage etc

The site for each building will be 45'X60 and where possible somewhat larger

No compound wall is provided, but purchasers will be asked to put up a fencing of bamboos

Location- The localities mentioned below are recommended for the construction of houses-

1 Vacant plot of ground below Alamma's Choultry- After allotting bungalow sites to face the main roads a considerable extent of land at the rear will be left over which may be used for building the new type of houses As several properties have yet to be acquired in this locality the owners will readily give up their old houses and buy the new one paying the price of the later from the compensation awarded to them

2 Seeneerkate - Also a popular locality for the poor classes Houses could be built on this plot leaving a fairly large square of open space in the middle

3 Small vacant plots near gunta- Park and Mandy Market- Each of these plots could be utilised for building a group of three or four houses which are certain to command a ready sale

Conclusion- These proposals could have been simplified by suggesting that the houses constructed with the help of the doration should be given gratis as in the case of Old Agrahars to deserving people of small means But instead of exhausting the money in a single act of charity it is thought preferable to employ it for a scheme of lasting benefit to the City

Mysore
5th April 1926

Sd V Madhava Rao,

"Copy"

M Ranga Rao
for Chairman 12/4/26

Dear Mr Madaba Rao,

I shall be much obliged if you will make it convenient to see me on [illegible] as I wish to discuss with you the proposal of the Trust Board regarding the constitution of building funds in connection with the offer of Rs 10,000 graciously made by His Highness the Yuvaraja for constructing houses for the poorer classes of the Mysore City

Yours sincerely,

[illegible]

their construction and the allotment o

Proceedings of the Government of H.H.
the Maharaja of Mysore

Read --

Correspondence ending with letter No. dated 3rd July, 1926, from the Chairman, City Improvement Trust Board, Mysore submitting proposals for utilising the donations graciously offered by His Highness the Maharaja and His Highness the Yuvaraja for the construction of dwelling houses suitable for the poorer classes

Order No. 389-91 and 18 26-2
Dated, Bangalore 15 July, 1926

The donations from Their Highnesses the Maharaja and Their Highnesses the Yuvaraja will as they are received be credited to Government in the State accounts and contributions from Government equal to the amounts so received will be credited to the Mysore City Improvement Trust Board in addition to the usual contribution provided for in the Budget. These additional contributions will in the accounts of the Trust Board be credited under two separate subsidiary heads called respectively "the Palace House Building Fund" and "the Jayachamaraja House Building Fund" - future realisations from the sale of houses already constructed by the Trust Board will be credited to the latter fund.

2 Both the above funds will be set apart for providing housing accomodation for the poor on easy terms. The types of houses to be built, the selection of localities for their construction and the allotment of the

houses will be settled by the Board, from time to time, after consulting the Palace authorities or the Private Secretary to His Highness the Yuvaraja, as the case may be

3 In disposing of and receiving the value of the houses to be built out of the two funds constituted by this order, the rules prescribed in G O No 2543-5-Ml-34-16-129 dated 9th November 1917 and subsequent Government Orders for regulating the disposal of model houses will be observed with the following modifications which are sanctioned in order to meet the requirements of the poorer classes.—

i. The price of each house will be fixed with reference to the actual cost of building it and no charge will ordinarily be made for the value of the site

ii At least, one half of the price will be recovered in advance from the purchaser and the balance in instalments, which may be spread over two years in ordinary cases and six years in exceptional circumstances.

iii Interest will be charged at the rate of 3% per annum on the balance of purchase money outstanding at the end of each month, but in deserving cases payment of interest may be waived

iv The houses may be sold only to residents of the City who do not possess houses of their own, preference being given to people dishoused by the acquisition of their properties for city improvement and other public purposes

v Not more than one house will as a rule be given to members of the same family living together

vi Kutchalikas in a suitable form will be taken from purchasers

4 The proceeds of the sale of the houses built out of each fund and the interest if any realised under the rules will be credited to the Fund concerned, [illegible]

The balance at the credit of each fund may be invested in the Government Savings Bank and the interest realised will also be credited to the fund The receipts and expenditure as well as the balance available in respect of each fund will be shown in the monthly accounts of the Board in such form as may be settled by the Comptroller in consultation ~~of~~ with the Chairman of the Board

Secretary to Government
Local and Legislative Departments

The Hon'ble Secy to H. H
The chairman of Supt Trust Board & the Comptroller

No 8
Rule Two

00485

OFFICE OF THE CHAIRMAN
CITY IMPROVEMENT TRUST BOARD MYSORE

21

Dated 2nd July 192 6

M

ABBOTT
5 JUL 1926

N MADHAVA RAO ESQUIRE BA BL
Chairman, City Improvement Trust Board
Mysore

GENERAL & REVENUE SECRETARIAT
94 L
7 JUL 1926
LOCAL SELF GOVT BRANCH

The Secretary
to the Government of His Highness the Maharaja of Mysore
Local and Legislative Departments

SIR

6/7/26 W/677 — Rule 10-26-3

6243
Secy 7/16

In continuation of this office letter No 1365 dated 10th May 1926 forwarding proposals regarding the constitution of two Building Funds for the construction of Poor Houses I have the honour to state that Mr M Krishnamurthi Assistant Comptroller who was here recently was consulted in the matter of accounting the Fund amount and he suggested that the transactions relating to the Fund may be incorporated in the accounts of the Board by introducing two other sub-heads for the two funds on the receipt and expenditure sides of the Cash Accounts current, the amount being merged in the City of Mysore Improvement Fund and lodged in the District Treasury A report was made on the subject to the Comptroller in this office No 1490 dated 9th June 1926 (copy enclosed) and he approves of the opening of the two sub-heads but as regards the question of interest the Comptroller states that orders of Government might be obtained as to whether any interest should be allowed on the balance at credit and if so at what rate and from what source A copy of his letter No 1036 WAD I dated 26th June 1926 is also enclosed for reference

2 I request that these proposals may also be considered while passing orders in the matter

I have the honor to be
Sir
Your most obedient servant

Chairman

Copy of letter No 1490 dated 9th June 1926 from the Chairman City Improvement Trust Board Mysore to the Comptroller, to the Government of His Highness the Maharaja of Mysore

In continuation of this office Memo No 1366 dated 12th May 1926 forwarding copy of letter No 1365 of the same date addressed to the Secretary to the Government of Mysore Local and Legislative Departments anent the "construction of houses for the poor" I have the honour to state that on a conversation with Mr M Krishnamurthi Assistant Comptroller who had come here on other duty it is since proposed to incorporate the transactions of the above work in the Accounts of the Trust Board by introducing two other sub-heads viz (1) "Narasimhara a Building Fund" and (2) The Palace Building Fund" on the Receipt and Expenditure sides of the Cash Account current and the required detailed accounts following the Cash account

2 The only thing that is to be considered is the question of interest which may if the Comptroller approves be calculated at the end of each year on the outstanding balance by our office and ad usted to the credit of the above two funds

3 I request that you will kindly let me know if the above procedure would be in order &c that these proposals might be submitted in supersession of those already submitted

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Chairman

Copy of letter No 1636 WAD I dated 26th June 1926 from the Comptroller to the Government of His Highness the Maharaja of Mysore Bangalore

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With reference to your letter No 1490 dated the 18th instant regarding the administration and accounting of "Maharaja-raja Building Fund" and the "Palace Building Fund" I have the honour to state that the proposal to incorporate the transactions relating to the funds in the accounts of the Trust Board by introducing two other sub heads in the name of the fund is approved Orders of Government may be kindly obtained as to whether any interest should be allowed on the balance at credit and if so at what rate and from what source

2 If however the proposal to lodge the money in the bank is sanctioned the question of payment of interest will not arise but accounts will have to be maintained separately

for M Ramaiah
Chairman